

**SNAPSHOT of HOME Program Performance--As of 06/30/08**  
**State Participating Jurisdictions**



Participating Jurisdiction (PJ): **Massachusetts**

PJ's Total HOME Allocation Received: **\$219,016,855**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<b><u>Program Progress:</u></b>			
% of Funds Committed	95.72 %	92.35 %	15
% of Funds Disbursed	91.24 %	85.15 %	12
Leveraging Ratio for Rental Activities	12.51	3.88	3
% of Completed Rental Disbursements to All Rental Commitments**	97.33 %	93.94 %	21
% of Completed CHDO Disbursements to All CHDO Reservations**	89.82 %	79.48 %	8
<b><u>Low-Income Benefit:</u></b>			
% of 0-50% AMI Renters to All Renters	81.45 %	79.42 %	33
% of 0-30% AMI Renters to All Renters**	49.07 %	37.08 %	15
<b><u>Lease-Up:</u></b>			
% of Occupied Rental Units to All Completed Rental Units**	99.73 %	98.36 %	18
<b><u>Overall Ranking:</u></b>			<b>5 / 51 PJs</b>
<b><u>HOME Cost Per Unit and Number of Completed Units:</u></b>			
Rental Unit	\$25,348	\$26,704	4,443 Units 58.3 %
Homebuyer Unit	\$17,422	\$12,794	2,124 Units 27.9 %
Homeowner-Rehab Unit	\$17,539	\$19,729	637 Units 8.4 %
TBRA Unit	\$9,498	\$2,971	420 Units 5.5 %

\* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

\*\* - This category is double-weighted in the National Overall Ranking.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Massachusetts MA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$157,501	\$151,515	\$18,528
<b>State:*</b>	\$135,022	\$95,362	\$22,537
<b>National:**</b>	\$86,663	\$70,545	\$22,663

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.13

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	<span style="border: 1px solid black; padding: 2px;">43.7</span>	<span style="border: 1px solid black; padding: 2px;">51.2</span>	<span style="border: 1px solid black; padding: 2px;">95.1</span>	<span style="border: 1px solid black; padding: 2px;">49.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">28.9</span>	<span style="border: 1px solid black; padding: 2px;">16.6</span>	<span style="border: 1px solid black; padding: 2px;">2.5</span>	<span style="border: 1px solid black; padding: 2px;">36.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">23.6</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">12.6</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">45.3</span>	<span style="border: 1px solid black; padding: 2px;">17.2</span>	<span style="border: 1px solid black; padding: 2px;">31.6</span>	<span style="border: 1px solid black; padding: 2px;">25.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">23.6</span>	<span style="border: 1px solid black; padding: 2px;">19.0</span>	<span style="border: 1px solid black; padding: 2px;">23.4</span>	<span style="border: 1px solid black; padding: 2px;">28.1</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">16.7</span>	<span style="border: 1px solid black; padding: 2px;">25.5</span>	<span style="border: 1px solid black; padding: 2px;">13.8</span>	<span style="border: 1px solid black; padding: 2px;">26.0</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">8.8</span>	<span style="border: 1px solid black; padding: 2px;">22.1</span>	<span style="border: 1px solid black; padding: 2px;">17.3</span>	<span style="border: 1px solid black; padding: 2px;">12.1</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">4.2</span>	<span style="border: 1px solid black; padding: 2px;">10.7</span>	<span style="border: 1px solid black; padding: 2px;">8.5</span>	<span style="border: 1px solid black; padding: 2px;">6.7</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">3.9</span>	<span style="border: 1px solid black; padding: 2px;">3.9</span>	<span style="border: 1px solid black; padding: 2px;">1.2</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">27.0</span>	<span style="border: 1px solid black; padding: 2px;">25.9</span>	<span style="border: 1px solid black; padding: 2px;">14.6</span>	<span style="border: 1px solid black; padding: 2px;">69.5</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">26.7</span>	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">34.4</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">33.2</span>	<span style="border: 1px solid black; padding: 2px;">28.7</span>	<span style="border: 1px solid black; padding: 2px;">15.1</span>	<span style="border: 1px solid black; padding: 2px;">10.5</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">10.6</span>	<span style="border: 1px solid black; padding: 2px;">38.7</span>	<span style="border: 1px solid black; padding: 2px;">34.5</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>
Other:	<span style="border: 1px solid black; padding: 2px;">2.6</span>	<span style="border: 1px solid black; padding: 2px;">5.5</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>	<span style="border: 1px solid black; padding: 2px;">16.2</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">41.8</span>	<span style="border: 1px solid black; padding: 2px;">3.2</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">1.6</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">16.3</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">40.3</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 827

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts State: MA

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 5

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.50%	<b>97.33</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 70.50%	<b>89.82</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>81.45</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 97.90%	<b>99.73</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.520	<b>1.36</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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